

NELSON MANDELA BAY METROPOLITAN MUNICIPALITY



Office of the Business Unit Manager: Housing and Land

✉ 9, Port Elizabeth, 6000

☎ (041)994-1122

Fax: (041)994-1109

e-mail: jagerber@mandelametro.gov.za

To **TOM DEALTRY**
11 PROSPECT ROAD
WALMER
6070

SINYUSELE MGUDLWA

DEALS WITH THIS MATTER

Date: 25-Jul-2025

Dear Sir,

NOTICE OF APPROVAL: BUILDING PLAN NO. 363889: PROPOSED BRAAI: 11 PROSPECT ROAD ,WALMER

The attached building plan has been approved subject to the following conditions:

1. All work must be carried out in accordance with the provisions of the National Building Regulations and Building Standards Act 103 of 1977, all Municipal standard building, drainage and water regulations, as amended and retained.
2. An approved copy of the building plan must be available on site at all times.
3. **The Owner/Contractor must contact the Building Inspectorate telephonically for foundation and final inspections (Regulation A22). For all other queries and inspections, contact the relevant Division as indicated on the enclosed list of contact people.**
4. The buildings may not be used for any purpose other than that shown on this approved plan.
5. Approval with regard to this plan shall lapse after the expiry of 12 months as from the date on which it was granted unless the erection of the building in question is commenced or proceeded with within the said period or unless this local authority extended the said period at the request in writing of the applicant concerned.
6. On completion of the work, the Engineer must, where applicable, submit a certificate to the effect that the work has been done in accordance with his design, before a Certificate of Occupancy will be issued.
7. Sanitary accomodation, in accordance with Municipal Regulations, must be provided for personnel working on the site, before the building operations commence.
8. Depth of sewerage connections, where applicable, must be determined before any work is commenced with.
9. Pool fencing and gates giving access to such pools, where applicable, must be erected in accordance with S A B S 1390 of 1983.
10. **No building material/rubble may be stored on the municipal verge and all building rubble must be removed from your site immediately after completion of building operations. Building rubble may be dumped at official Municipal dumping sites only.**
11. Attached hereto also are the following forms~
 - (i) Application for Certificate of Occupancy.
 - (ii) Unsigned Certificate of Occupancy.
 - (iii) List of contact persons for inspection requests and enquiries.detailing requirements which must be complied with during and on completion of the construction.
12. Back of pavement levels to be taken as on a grade of 1 to 40 up from top of kerb. Where kerb and channel do not exist, back of pavement levels must be obtained from the Infrastructure and Engineering Business Unit.
13. It must not be assumed that the approval of this plan implies that the Council will grant any necessary certificate which may be required for the purpose of carrying out any trade or occupation of the said premises.
14. Where it is necessary to erect a hoarding, covered walkway or fence in accordance with

National Building Regulation F1 and make an encroachment on a public street, an application on the prescribed form shall be made to the Business Unit Manager - Housing and Land.

15. An acceptable loading certificate must be submitted after erection of Gangnailed/Engineered roof trusses.
16. The person responsible for the installation of any electrical work in the building, must, where applicable, attach a copy of the certificate of compliance to the Application for a Certificate of Occupancy (see 11(i) above).

Your attention is drawn to 11(i) and it must be stressed that it is essential that this form be completed in its entirety and thereafter returned to this office **immediately on completion of the building work.** In terms of **Section 14(4) of the National Building Regulations and Building Standards Act (Act 103 of 1977)** anyone who occupies, or uses, or permits the occupation or use of a building without the written consent of the Local Authority shall be guilty of an offence.

Any enquiries regarding the foregoing may be directed to the Building Control Section of this Municipality.

Yours faithfully,

**BUSINESS UNIT MANAGER
HOUSING and LAND**

**Nelson Mandela Bay Metropolitan Municipality
(Port Elizabeth)**

**City Engineers Department
Building Inspectorate**

Meeting Date: 25-Jul-2025

Page 33

Building Plan Approved

Plan Number:	363889 (Amended)	Erf Number:	888
Owner Name:	TOM DEALTRY	Value:	R15,000.00
Applicant Name:	TOM DEALTRY	Area:	0.00m2
Address:	11 PROSPECT ROAD ,WALMER	Units:	
Allotment Area:	WALMER	Bathrooms:	
Description of Work:	PROPOSED BRAAI	Garages:	
Building Type:	ADG	Telephone:	(079)490-0393
Building Inspector:	SINYUSELE MGUDLWA	Fee:	R 295.00
Receipt Number:	Y2389	SACAP Reg:	PAT3224135
Designer Name:	GEYER ARCHITECTURE		

Comments:

D01	DRAINAGE NOT AFFECTED
SANS	S/T ALL TIMBER USED IN THE ERECTION OF A BUILDING BE TREATED AGAINST TERMITE
SAN2	AND WOOD BORER ATTACK & FUNGAL DECAY IN ACCORDANCE WITH SANS 10005

PLEASE NOTE:

1. Foundation, drainage and final inspections are compulsory.
2. The onus is on the owner or builder to contact the Area Building Inspector for foundation and final inspections.
3. Illegal dumping is punishable by a fine of R500-00. Please ensure that all your waste material is disposed of at any approved waste site.